001.0	0003	0022.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	873,900 /	873,900
					USE VALUE:	873,900 /	873,900
					ASSESSED:	873,900 /	873,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARTIN JOHN E & MARY E
Owner 2:	
Owner 3:	
Street 1:	48 FAIRMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .087 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2475 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3769.000	447,400		426,500	873,900
Total Card	0.087	447,400		426,500	873,900
Total Parcel	0.087	447,400		426,500	873,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.09 | /Parcel: 353.09

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	974
GIS Ref	
GIS Ref	
Insp Date	08/25/17

!95!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0003-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	447,400	0	3,769.	426,500	873,900		Year end	12/23/2021
2021	104	FV	427,000	0	3,769.	426,500	853,500		Year End Roll	12/10/2020
2020	104	FV	427,300	0	3,769.	426,500	853,800	853,800	Year End Roll	12/18/2019
2019	104	FV	332,500	0	3,769.	453,100	785,600	785,600	Year End Roll	1/3/2019
2018	104	FV	332,500	0	3,769.	330,500	663,000	663,000	Year End Roll	12/20/2017
2017	104	FV	332,400	0	3,769.	287,900	620,300	620,300	Year End Roll	1/3/2017
2016	104	FV	332,400	0	3,769.	245,200	577,600	577,600	Year End	1/4/2016
2015	104	FV	296,000	0	3,769.	239,900	535,900	535,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:00:22

LAST REV

Date	Time
09/07/17	13:27:04
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 95

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13439-390		5/1/1978		40,000	No	No		Y

USER DEFINED

Prior Id # 1:	974
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/13/2001	843	Re-Roof	2,200	C				REROOF 1/2 OF ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	Inspected	PH	Patrick H
8/4/2017	MEAS&NOTICE	HS	Hanne S
1/23/2009	Meas/Inspect	294	PATRIOT
9/23/1999	Meas/Inspect	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3769		Sq. Ft.	Site		0	80.	1.41	1									426,455						426,500	

Total AC/HA:	0.08652	Total SF/SM:	3769	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	426,455	Spl Credit		Total:	426,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12727273
Const Adj.:	0.96641785
Adj $ / SQ:	196.095
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	648447
Depreciation:	201019
Depreciated Total:	447429

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

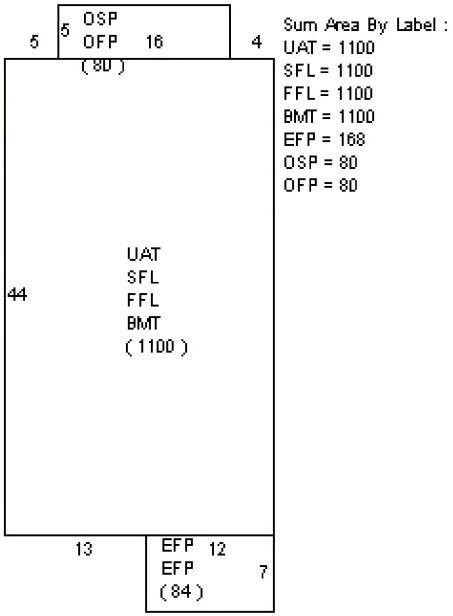
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	196.09
Special Features:	0	Val/Su Net:	114.63
Final Total:	447400	Val/Su SzAd	203.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	58.830	64,711
FFL	First Floor	1,100	196.090	215,704
SFL	Second Floor	1,100	196.090	215,704
UAT	Upper Attic	275	137.270	37,748
EFP	Enclos Porch	168	41.970	7,051
OFP	Open Porch	80	35.880	2,870
OSP	Screen Porch	80	39.470	3,157
	Net Sketched Area:	3,903	Total:	546,945
Size Ad	2200	Gross Area	4728	FinArea 2475

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0003-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	